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**ZONING AND PLATTING COMMISSION
SITE PLAN EXTENSION
REVIEW SHEET**

CASE NUMBER: SP-2008-0082D(XT2)

ZAP HEARING DATE: June 19, 2012

PROJECT NAME: Watersedge PUD 16" & 24" Waterline Ph 1 Service Extension Request #2406

ADDRESS: 4544 ½ East SH 71

APPLICANT: MAK Marshall Ranch LP (Eric Willis)
3809 Juniper, Suite 203
Austin, Tx 78738

AGENT: Cunningham-Allen Inc. (Ruben Lopez P.E.)
3103 Bee Cave Rd., Suite 202
Austin, TX 78746

CASE MANAGER: Nikki Hoelter Phone: 974-2863
nikki.hoelter@ci.austin.tx.us

PROPOSED DEVELOPMENT:

The applicant is requesting a second extension of 9 months to a previously approved site plan. The development will consist of approximately 4,100 linear feet of a 24" water main and a 16" water line. The waterline will be constructed to serve single family lots within the Watersedge Planned Unit Development which is associated with a service extension request.

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the second extension to February 14, 2013 based on LDC Section 25-5-62(C)(1)(b) -The original application for site plan approval was filed with the good faith expectation by the applicant that the development shown on the site plan would be constructed.

Due to the economic downturn in the previous years, the owner was unable to begin construction; however recent changes in the market and interest in the project are likely to increase the chances of beginning construction.

The 9 month extension will extend the permit from May 12, 2012 to February 14, 2013. The 9 month time frame is due to the Project Duration expiration of a 5 year maximum for a project, for projects within the Desired Development Zone [Section 25-1-535(C)(3)]. A one year administrative extension was granted on June 11, 2011. The expiration for Project Duration is based on the initial submittal date of the project which was February 14, 2008 therefore the 5 year expiration is February 14, 2013. No further extension can be requested; if the construction has not started by this date, a new application will be required to continue the development.

C1
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The site plan complies with all requirements of the Land Development Code when it was approved on May 12, 2008.

PROJECT INFORMATION

SITE AREA	4,100 linear feet	
EXISTING ZONING	Improvements located in easements	
WATERSHED	Dry East Creek	
WATERSHED ORDINANCE	Comprehensive Watershed Ordinance	
TRAFFIC IMPACT ANALYSIS	N/A	
CAPITOL VIEW CORRIDOR	NA	
PROPOSED ACCESS	Vehicular access is not proposed or required	
	Allowed/Required	Proposed
FLOOR-AREA RATIO	N/A	0
BUILDING COVERAGE	N/A	0
IMPERVIOUS COVERAGE	N/A	0
PARKING	N/A	0

SUMMARY COMMENTS ON SITE PLAN:

The applicant intends to begin phase one of the improvements as market conditions continue to improve. The only improvements for this application are installing the waterlines and obtaining the required easements. No buildings are proposed with this construction.

COMPATIBILITY

The waterline improvements do not trigger compatibility standard requirements.

PREVIOUS APPROVALS

June 8, 2011— A one year administrative extension was approved, extending the expiration from March 12, 2011 to March 12, 2012

EXISTING ZONING AND LAND USES

	ZONING	LAND USES
<i>Site</i>	Easements	Waterline
<i>South</i>	2 mile ETJ	Ranch
<i>North</i>	2 mile ETJ	Right of way, single family and commercial
<i>East</i>	2 mile ETJ	Ranch and right of way
<i>West</i>	2 mile ETJ	Ranch, right way and vacant land

ABUTTING STREETS

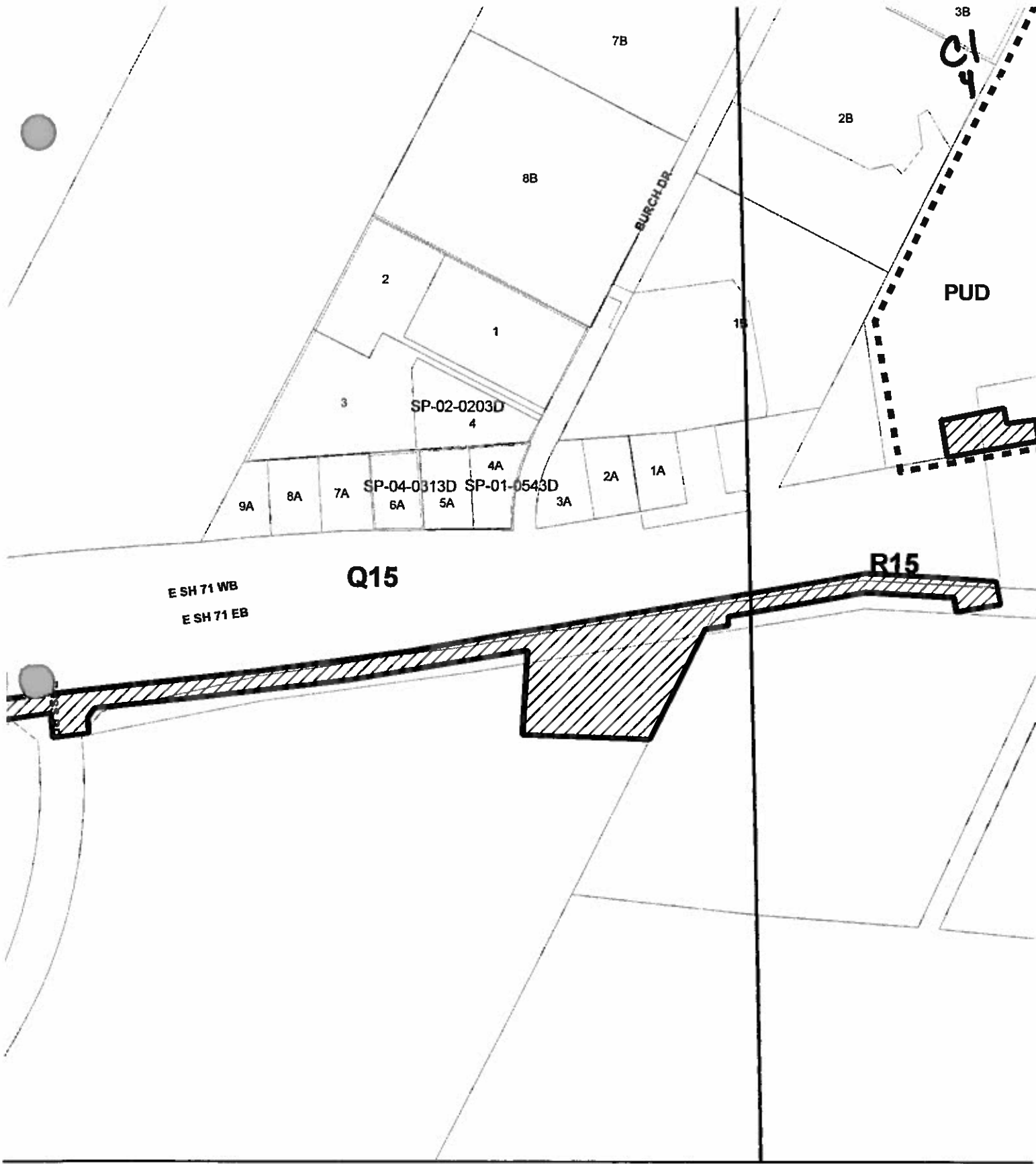
Street	Right-of-Way Width	Pavement Width	Classification
Hwy 71	varies	Approx. 30'	Major Arterial

NEIGHBORHOOD ORGNIZATIONS:

1224—Austin Monorail Project

1228 – Sierra Club Austin Regional Group

627 – Onion Creek Homeowners Association
774 – Del Valle ISD
1258 – Del Valley Community Coalition
1005 – Elroy Neighborhood Association



SITE PLAN



SUBJECT TRACT



ZONING BOUNDARY

CASE#: SP-2008-0082DD(XT2)

ADDRESS: 4544 1/2 E SH 71

GRID: Q15, R15

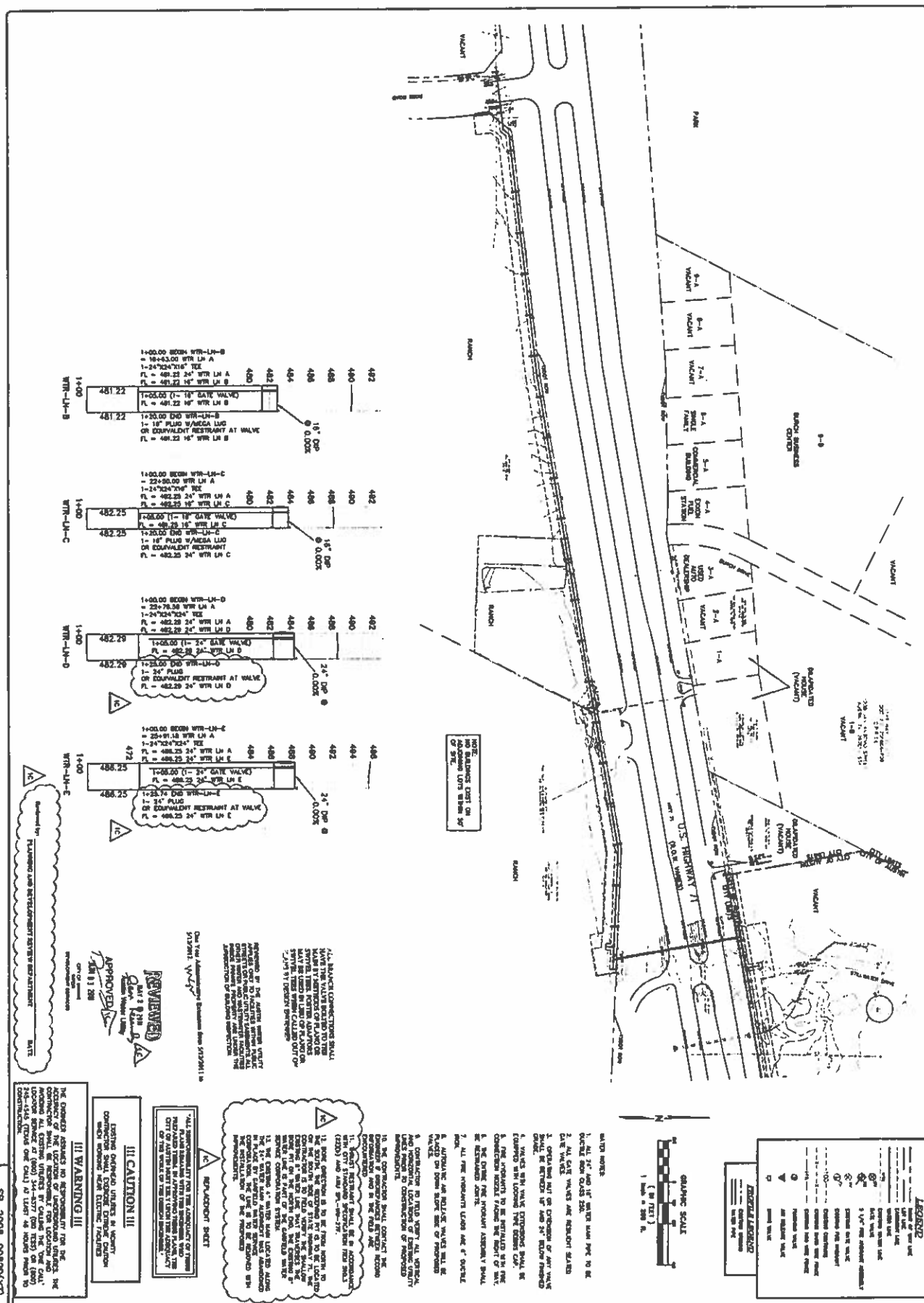
MANAGER: Nikki Hoelter

OPERATOR:

This map has been produced by site plan review for the sole purpose of geographic reference.
No warranty is made by the City of Austin regarding specific accuracy or completeness.



10



1+00.00 BEGIN WTR-LN-B
= 18+43.00 WTR LN A
1-24" 700' WTR LN B
FL = 489.22 24" WTR LN A
FL = 489.22 24" WTR LN B

1+00.00 (1-18" GATE VALVE)
FL = 489.22 18" WTR LN B
1-18" PLUG W/ALCOA LUG
OR EQUIVALENT RESTRAINT AT VALVE
FL = 489.22 18" WTR LN B

1+00.00 BEGIN WTR-LN-C
= 22+78.00 WTR LN A
1-24" 700' WTR LN C
FL = 489.22 24" WTR LN A
FL = 489.22 24" WTR LN C

1+00.00 (1-18" GATE VALVE)
FL = 489.22 18" WTR LN C
1-18" PLUG W/ALCOA LUG
OR EQUIVALENT RESTRAINT AT VALVE
FL = 489.22 18" WTR LN C

1+00.00 BEGIN WTR-LN-D
= 22+78.00 WTR LN A
1-24" 700' WTR LN D
FL = 489.22 24" WTR LN A
FL = 489.22 24" WTR LN D

1+00.00 (1-18" GATE VALVE)
FL = 489.22 18" WTR LN D
1-18" PLUG W/ALCOA LUG
OR EQUIVALENT RESTRAINT AT VALVE
FL = 489.22 18" WTR LN D

1+00.00 BEGIN WTR-LN-E
= 25+91.18 WTR LN A
1-24" 700' WTR LN E
FL = 489.22 24" WTR LN A
FL = 489.22 24" WTR LN E

1+00.00 (1-18" GATE VALVE)
FL = 489.22 18" WTR LN E
1-18" PLUG W/ALCOA LUG
OR EQUIVALENT RESTRAINT AT VALVE
FL = 489.22 18" WTR LN E

APPROVED
DATE 11/18/08
BY [Signature]
PROJECT NO. 5129911-10
SHEET 7 OF 17

III. CAUTION III
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.

III. WARNING III
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.

**WATERSEDE PUD
16" AND 24" WATER LINE - PHASE 4
CITY OF AUSTIN SERVICE EXTENSION 2406
WATER PLAN
OVERALL**

LEGEND

- 1. 16" WATER LINE
- 2. 24" WATER LINE
- 3. 16" VALVE
- 4. 24" VALVE
- 5. 16" HYDRANT
- 6. 24" HYDRANT
- 7. 16" PLUG
- 8. 24" PLUG
- 9. 16" GATE VALVE
- 10. 24" GATE VALVE
- 11. 16" PLUG W/ALCOA LUG
- 12. 24" PLUG W/ALCOA LUG
- 13. 16" GATE VALVE W/ALCOA LUG
- 14. 24" GATE VALVE W/ALCOA LUG
- 15. 16" PLUG W/ALCOA LUG W/ALCOA LUG
- 16. 24" PLUG W/ALCOA LUG W/ALCOA LUG
- 17. 16" GATE VALVE W/ALCOA LUG W/ALCOA LUG
- 18. 24" GATE VALVE W/ALCOA LUG W/ALCOA LUG

GRAPHIC SCALE
1 inch = 300 feet

NOTE
BUILDING FOOTPRINTS SHOWN ON 20' GRID



April 25, 2012

Ms. Jennifer Back, P.E., Case Manager
Planning and Development Review Department
City of Austin
505 Barton Springs Rd., Suite 400
Austin, Texas 78704

RE: Owner/Developer Letter of Good Faith; LDC 25-5-62(C)(1)(b)
Watersedge PUD 16" & 24" Water Line Service Extension Request (SER)
COA Case No.: SP-2008-0082D(XT2)
CAI File No.: 346.0102

Dear Ms. Back:

As the owners of the Watersedge PUD 16" & 24" Water Line Phase 1 Service Extension Request (SP-2008-0082D(XT2)), this letter shall serve as our statement of good faith being requested by the City of Austin. This letter addresses a comment issued by the City of Austin regarding the Watersedge PUD Water Line SER project as part of the approval process of a 1-year site plan Planning Commission extension request.

The intent of the development is and has been to start construction of Phase 1. Unfortunately, the initial site plan approval of this project directly coincided with the beginning of the national housing and economic crisis. Due to the fact that the product lines anticipated in WatersEdge PUD were the most impacted sectors in the Austin housing marketplace, we are requesting this permit extension to allow market conditions to improve such that the timing of funding these offsite improvements may coincide with demand for our anticipated product. Recent events and interest in the project have lead us to believe that we will be able to start this project within the extended permit approval as requested in the afformentioned application.

It is with good faith that the project is planned to start as soon as possible. The approval of a 1-year site plan extension is being requested to ensure adequate time to continue the construction process.

Sincerely,

Natural Development Austin, LLC

Doug Goss
Project Manager

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